

051.0

0001

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
546,700 / 546,700

APPRaised:

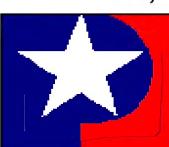
546,700 / 546,700

USE VALUE:

546,700 / 546,700

ASSESSED:

546,700 / 546,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
6		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WAGNER BARBARA/CARL/STEPHEN	
Owner 2: TRS/WAGNER FAMILY TRUST	
Owner 3:	

Street 1: 6 CENTRAL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WAGNER BARBARA -

Owner 2: -

Street 1: 6 CENTRAL ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 1,579 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Asbestos Exterior and 1164 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1579		Sq. Ft.	Site		0	70.	2.96	11									327,159						327,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	1579.000	219,500		327,200	546,700		35358
							GIS Ref
							GIS Ref
							Insp Date
							02/04/09

Total Card	0.036	219,500		327,200	546,700	Entered Lot Size
Total Parcel	0.036	219,500		327,200	546,700	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	469.49	/Parcel:	469.4	Land Unit Type:
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PREVIOUS ASSESSMENT **Parcel ID** 051.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,500	0	1,579.	327,200	546,700	546,700	Year End Roll	12/18/2019
2019	101	FV	189,400	0	1,579.	327,200	516,600	516,600	Year End Roll	1/3/2019
2018	101	FV	189,400	0	1,579.	219,700	409,100	409,100	Year End Roll	12/20/2017
2017	101	FV	189,400	0	1,579.	210,300	399,700	399,700	Year End Roll	1/3/2017
2016	101	FV	189,400	0	1,579.	191,600	381,000	381,000	Year End	1/4/2016
2015	101	FV	178,500	0	1,579.	154,200	332,700	332,700	Year End Roll	12/11/2014
2014	101	FV	178,500	0	1,579.	137,900	316,400	316,400	Year End Roll	12/16/2013
2013	101	FV	178,500	0	1,579.	130,900	309,400	309,400		12/13/2012

SALES INFORMATION **TAX DISTRICT** **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAGNER BARBARA	49014-596		2/21/2007	Family	99	No	No		
	13717-484		6/1/1979		45,000	No	No	Y	

BUILDING PERMITS

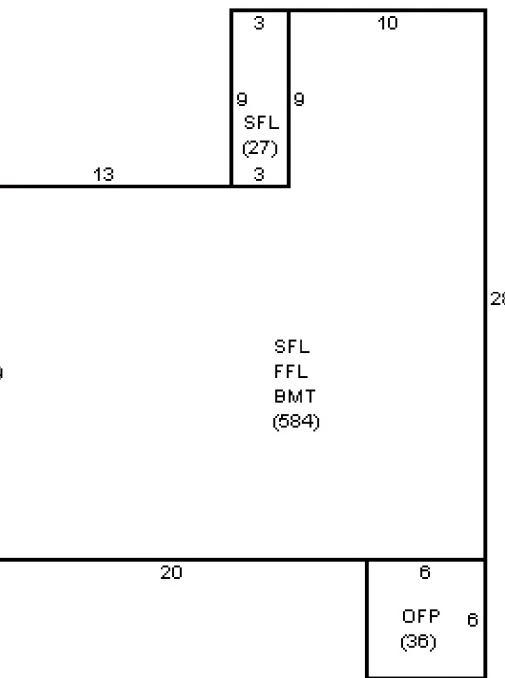
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2009	Meas/Inspect	294	PATRIOT
1/5/2000	Meas/Inspect	277	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	OF = SINK IN BMT.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	5 - Asbestos			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	5 - Mansard			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1875	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:		1	5	3					
Sec Int Wall:		%		Economic:	C - Com Locatio	5.0	%	Additions:									
Partition:	T - Typical			Special:		%		Kitchen:									
Prim Floors:	3 - Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	22.67	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.95921409												
Insulation:	2 - Typical			Adj \$ / SQ:	168.342												
Int vs Ext:	S			Other Features:	56800												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	283839												
% Com Wall:		% Sprinkled:		Depreciation:	64346												
				Depreciated Total:	219493												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 051.0-0001-0006.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		14X7	A	AV	2000		0.00	T	15.2	101				
More: N	Total Yard Items:					Total Special Features:								Total:			



RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals RMS: 5 BRs: 3 Baths: 1 HB

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	3	

RES BREAKDOWN

Additions:	No Unit	RMS	BRS	FL
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

Totals

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	584	50,500	29,494	SFL	95				
FFL	First Floor	584	168,340	98,312						
SFL	Second Floor	580	168,340	97,714						
OPF	Open Porch	36	42,210	1,519						

Net Sketched Area: 1,784 Total: 227,039

Size Ad 1164.4499 Gross Are 1815 FinArea 1164

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

